

## Planning Commission Info Meeting Minutes 5-9-19

Called to order 7:05pm

Present: Mark Fausel, Brian Tellstone, Lauck Parke, Virginia Clarke, Alison Anand, Scott Nickerson, Jessica Draper, Cathleen Gent, Gary Bressor, Gretchen Paulsen, Chris Granda, Gabe Firman, Brendan O'Reilly, Colin Moffat, Jane Van LANDINGHAM, John Rankin, Debbie Krug, Jon Kart, Bard Hill

Jessica Draper started a presentation regarding the two proposed zoning regulations.

A question came from the audience regarding the map of the districts. Another question from the audience was regarding the contradiction of commercial first floor and ADA bonus on first floor. Jessica explained that split level buildings could achieve that bonus. Bard Hill commented that some towns require stricter affordability bonuses and that they allow the ADA to be on any floor. Cathleen Gent commented that 80% seemed high. Discussion ensued about what the perfect density is or should be and what the maximum units should be. Lauck explained that there was existing high density in the Bender buildings. Gary Bressor commented that we are currently running at about 50% rentals in the village and would like to maintain that balance by making it easier to condominiumize properties for more ownership. Mark explained the parking requirement changes. Gretchen asked if anyone could get all additional units through the parking bonus and Jessica explained that it was not possible as written. Jane Van LANDINGHAM asked how building one got from 10-14 units on the Buttermilk development. Brendan explained how the change was made, and Jessica clarified that the interim zoning was expired and could no longer apply. Gabe Firman said he wanted to express his support for the proposals and that people are always ready to express the opposition so he wanted to show that there was support for it as well. A couple of comments were made and clarified regarding the permeable surface and lot coverage requirements. Jessica clarified that lot coverage was any impermeable surface, and that parking is indeed allowed in the floodplain at this time. One comment was made in thanks for cleaning up the brownfield, but there was concern for the wellbeing of the cemetery and its passed away inhabitants. Brendan said they planned to landscape between the buildings and the cemetery. Another audience member pointed out that the cemetery requested a fence and Buttermilk denied that request. Brendan explained that it was not required by the DRB and that it was cost prohibitive. John Rankin made a comment about dirt on a headstone. Cathleen requested that the commission continue to work on the proposed bonuses because they seem very generous. Another comment was made expressing concern for the impact to town infrastructure and services. Mark explained that denser reduces impacts and helps the water system costs. Jane Van LANDINGHAM asked about Buttermilk's request for tax stabilization. Brendan explained that they had requested that and it was going to the selectboard. Gretchen said it was difficult to get out Pleasant St as it is, and adding more people will make it worse. Mark said he agrees with the concern but traffic management options are limited and needs town lobbying to get the state to act. One question was asked whether properties would be required to conform to these regulations, Jessica explained that they would

be grandfathered as they already are. Gary Bressor said that overall the proposal goes too far, and that he's sympathetic to the developers, but 85 potential units is a nightmare. Mark Fausel discussed the goal of creating a housing committee to help manage some of these concerns. Lauck explained that home ownership is not a social trend, and that the 2008 housing collapse came from policies forcing people into housing they couldn't really afford. Gabe argued that he did not believe it was too much too fast and believed it was long overdue. He argued that the village was not thriving and additional housing would support the economy. Cathleen expressed concern that the estimated 40 units not going in the Bender block was significant. Jessica explained the work being done administratively to manage traffic and parking, but that the solutions were few, far between, and costly. Katherine Johnson asked if there were other ways to incentivize the social goals. Virginia said that the planning commission can only really affect zoning, and not other incentives. Chris Granda suggested that other towns have fee structures that incentivize goals. Jessica explained that the staff typically amend the fee structure internally and propose it to the selectboard for adoption. Mark said he thought the overall feedback was positive but needed tweaking. The audience disagreed and said the planning commission had no solutions to the potential problems. Chris Granda said he commends the commission and that they need more work but are on the right track. Virginia made the point that Jolina Court will be getting a minimum of 45 units, no matter what. Gretchen said that if that's the case, additional units elsewhere may be irresponsible. Cathleen said she believed it was the right process and right issues, but we need to deal with all of the potential problems. Jess clarified the parking requirement reduction. A question was made about why the upper block needed the proposed numbers. Scott explained that there were three interested parties seeking more units, and in order to make the numbers work they base density and bonuses had to be those numbers. Gabe said it was nice to see the commission tackling real issues, and even though there's a sentiment to not upset people, the commission has been working for 6 months on this and the town plan supports it. He said that there were plenty of people not present at the meeting who support the proposal. There was a brief uproar against Gabe's claims that there were majorities of supporters not present. Brendan said that a lot of the proposal is in the spirit of the plan, so there is support elsewhere. Mark wrapped up the meeting thanking everyone for their feedback and encouraged folks to take the survey or come to the next meeting on the 15th.

Brian moved to adjourn. Seconded by Scott. All were in favor, adjourned 9:32pm.